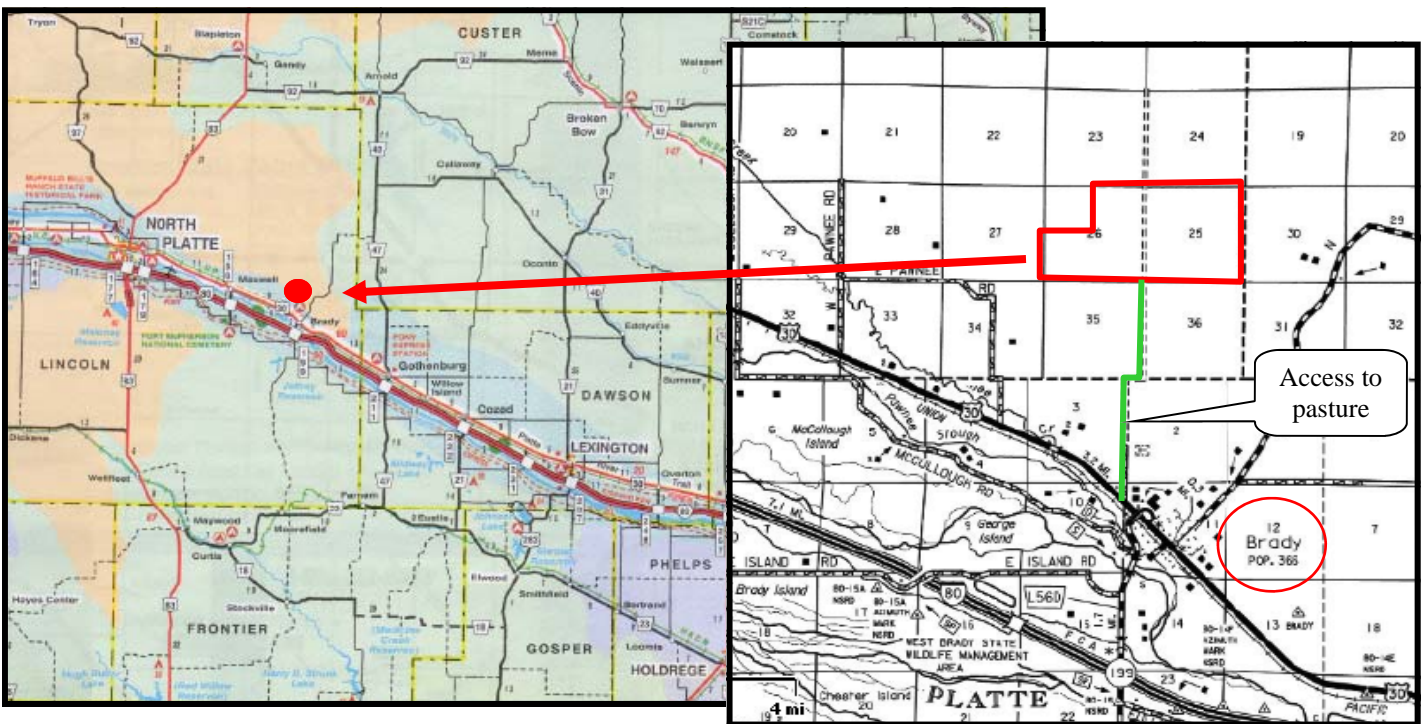


LAND FOR SALE

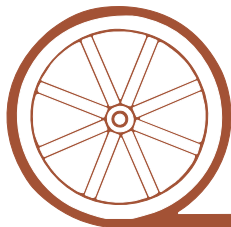
Brady Pasture

SOLD

- Location:** Just off of I-80, 1 mile west and 2 miles north of Brady, NE on US Hwy 30
- Legal Description:** All Section 25 NE1/4 & S1/2 Section 26 T13N R27W of the 6th PM, Lincoln County, Nebraska.
- Acres & Taxes:** 1,120 acres deeded. 2009 taxes payable in 2010 are \$5,551.88.
- Water:** Stock water is provided by windmills and a water pipeline system from the Sellers build-ing site. Seller will offer options on stock water. Contact Broker for details.
- Soils:** The rangeland is 100% Valentine sand.
- Comments:** This property is divided into 2 main pastures (1) 640 acres & (1) 480 acres. Each of these were part of a grazing rotation practice that the Seller utilized and they are cross fenced into 1/4 section pastures. The Buyer can use them as they see fit. There will be a good stand of grass going into the 2010 grazing season.
- Price:** \$380,800
- Contact:** Duane McClain, Listing agent—308.530.0221 or duane@agriaffiliates.com
Mike Polk, Loren Johnson, Bruce Dodson, Jerry Sloan, Jerry Weaver @ 308.534.9240



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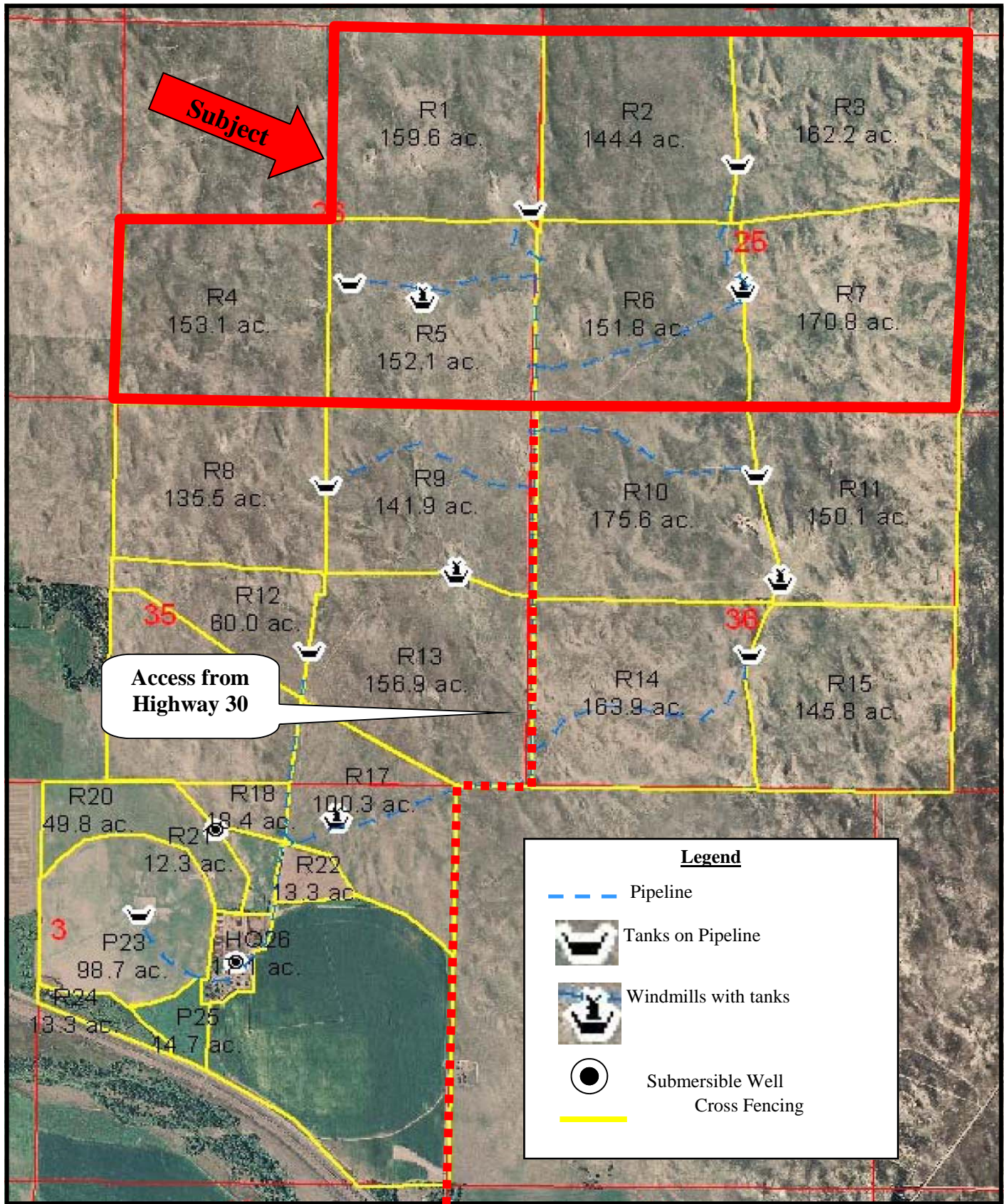
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